



**Agenda Item Number: 2006-3-6I**

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

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**Meeting Date:** March 14, 2006

**Department:** Infrastructure Planning   **Staff Contact:** Tim West, Deputy County Manager for Public Works  
and Geo Resources   Steve Miller, Department Director  
Raymond Orona, Rights of Way Manager

**TITLE:** Acquisition of Property for the Isleta Phase II Reconstruction Project

**ACTION:** Motion to approve:

1. Acquisition of property for rights-of-way from Blazo Yanes and Linda Marco.
2. Relocation Benefits to the owners per federal regulations.

### **SUMMARY:**

The property is needed as permanent rights-of-way for construction of the Isleta Phase II Project. The action consists of payment for a total land taking of 8,722 square feet and existing improvement. In addition, this taking requires the relocation of the resident owners to be accomplished per state and federal regulations.

The property taken was appraised and an offer to purchase was made accordingly. Also the owner's right under the Federal Uniform Relocation Act has been determined and presented cooperatively with the offer to purchase. The owners have accepted the joint offer contingent upon expedient closing of their replacement property which is currently in progress. The Right of Way Section and the Real Estate Committee recommend that the County approve these actions. The details for the appraised values of this rights-of-way taking are as follows:

Summary of fair market value and offer for Land:	
Parcel 7-17, 8,722 SF @ \$2,85/SF = \$24,900®	\$132,500
Improvement = \$107,600.00	
Replacement Housing Payment	64,000
Incidental Expenses (Closing Costs)	5,500
Fixed Moving Expenses	<u>1,520</u>
Total Compensation and Relocation Benefits	\$203,520

### **ATTACHMENTS:**

1. Parcel Descriptions
2. Zone Atlas page
3. Valuation Analysis
4. Real Estate Committee Condemnation Approval
5. Original Contract

## **FISCAL IMPACT**

Isleta Boulevard

Reconstruction Project Phase II

BC12-538052-79FF

\$203,520

## **STAFF ANALYSIS SUMMARY**

### **COUNTY MANAGER**

This purchase is needed for the Isleta Blvd. Phase II Reconstruction Project. I recommend Board approval. TL 3/07/2006

### **DEPUTY COUNTY MANAGER FOR PUBLIC WORKS**

The property owner is in full agreement with the settlement as offered. The property is needed to enable the reconstruction of Isleta Boulevard Phase II. I recommend approval. TW 3/1/06

### **LEGAL**

The proposed action complies with applicable law. JSL 3/1/06

### **FINANCE**

<b>Budget</b>	Approval will allow the County to acquire the property. The funding is available from Federal grant funds designated for Isleta Phase II Right of Way in line item BC12-538052-79FF. Amy Childers, Financial Specialist 2/21/06
<b>Purchasing</b>	No comment required as the acquisition of Real Property is not covered by the provisions of the State Procurement Code per Section 13-1-30 NMSA 1978. R. Suazo, Purchasing Administrator 2/24/06
<b>Contracts</b>	Contract Control Number 2006-0060 has been issued for the Contract for the acquisition of parcel 7-17 from Blazo Yanes and Linda Marco. Rosanna Suazo, Purchasing Administrator 2/24/06
<b>Risk Management</b>	No comment necessary. David Baca, Risk Management 2/21/06